

CITY OF PORT WASHINGTON
HARBOR COMMISSION MEETING
Monday September 8, 2008, 7:00 P.M.
City Hall, Lower Level Conference Room

Members Present

Jerry Gruen, David Larson, Jerry Baganz, Sue Knauer, Ralph Hess, Frank Metz, and Peter Jushka

Others Present

Harbor Master Dennis Cherny
City Administrator Mark Grams

1. **Roll Call:** (Absent: All members present)

2. **Approve Minutes Of Previous Meeting**

Jerry Baganz made a motion to approve minutes as written and David Larson seconded. Motion carried.

3. **Monthly Financial Report**

City Administrator Mark Grams said that these are close to the final numbers for this year. The only big weekend left is Labor Day weekend and that is about it. He said that the Marina will fall a little under budget because transients and launches are down. Expenditures right now are at budget or below. Repairs are a big number coming in below budget as of right now. He said that the marina held its own despite fuel costs, bad fishing, and the economy. Overall he feels the marina did pretty good this year.

Harbormaster Cherny added that the marina is down roughly 1100 launches, 33 season launch passes, and roughly 100 transients compared to this time last year. He also feels that weather, sporadic fishing, and fuel prices had a lot to do with it. He said that May and June were bad for business and that the marina didn't recover from that. He did say that the marina did have a good Labor Day weekend. The marina was booked and the weather was great.

4. **Conversion Of Permanent Piers To Floating Piers**

Harbormaster Cherny said that they ranked the Engineering firms according to certain criteria. They ranked them Baird first, then JJR, and STS third. City Engineer Rob Vanden Noven wants to do more interviewing and have some of the services eliminated from the Bids. City Administrator Grams said that after looking at the proposals there were a few items that could be cut back on to save money. To cut costs, the City would do the grant and permit writing as well as the surveying in house. Hopefully then they could get Baird's proposal cut from \$150,000 to around \$100-110,000. JJR came in with the highest cost estimate of around \$225,000. Eliminating services from theirs would cut them back to roughly \$160,000. STS would then come in under \$100,000 by eliminating some services.

Harbormaster Cherny said that he plans to have more information at next month's meeting. He is hoping by then to have either a contract or a revised proposal to share with the Harbor Commission.

5. **Update On 2007 Marina Audit**

City Administrator Mark Grams said that the City received the audit numbers back for 2007. He said that it looks like we started off the year with a reserve fund balance of \$206,972. By the end of this year he believes that it will be over \$260,000. When the Marina has to borrow money for the floating pier project, he thinks that there will be enough monies in the reserve fund to pay for the engineering costs and still have about \$150,000 left over to do other work if needed. He said that the final debt service payment of \$170,000 will be paid next year in the fall of 2009.

6. **Update On 2009 Budget Preparation**

Harbormaster Cherny said that he is still working on finalizing the numbers on the budget and will have something for the Commission to review next month. He did say that he plans on having a 3% increase on slip and transient fees. He suspects that most marinas will go up roughly 3%. Even with the increase he said that the Marina remains competitively priced compare to other marinas along the lake. He also wanted to see how the Commission felt about raising Lisa's wages. He requested to move her from a Grade 2 to Grade 3 and would like to incorporate those changes on the budget. He believes that her position warrants a grade increase as she is in a management position and is in charge when Harbormaster Cherny is out of town. She also deals with all the financials and renting of slips among many other duties. The Commission members agreed with Dennis. He said that he will have budget sheets prepared for their approval by the next meeting.

7. **Winter Storage In Marina Parking Lot**

Harbormaster Cherny said that a couple of years ago he had brought up the idea of storing a handful of boats in the Marina parking lot over winter. He would like to revisit that idea because he has a couple of tenants who keep inquiring about it. He said that he would store a couple of them in the parking lot north of the North Building. He said that there wouldn't be any extra security for it, only what law enforcement would provide. He was thinking of charging roughly \$300 per boat. The Marina's insurance does cover outside storage he said. He believes that it is added income for the marina and enhances the view at the lakefront. Some downtown business owners were not in agreement thinking that boats stored in the parking lot would be an eyesore, but Harbormaster Cherny feels that they will be tucked away in this parking lot. He would like to try it for a year and see how it goes. He said that he would like the Commission to think about it before next month's meeting.

8. **Harbormaster's Report**

Harbormaster Cherny mentioned that some sprayed graffiti on the lighthouse. He said that the marina did notify the Coast Guard and after discussing it with them, they believe that it is their responsibility and they will take care of cleaning it up. He added that the break wall is in serious disrepair, but a Bill must be passed through congress in order to have it worked on. Work needs to start now on getting this Bill passed because the concrete is breaking away and rocks are falling. It is unsafe to walk on and the Marina can't afford to lose the break wall. Harbormaster Cherny informed the Commission that he was asked to be a part of a steering committee that is forming a Clean Harbor Association. The program is thriving in Michigan and

this committee would like to do something like it here in Wisconsin. Marina's can be certified as "Clean Harbors" through this program after meeting certain criteria. The meeting was held in Green Bay and the DNR and Waterways Committee participated as well. He said that there will be another meeting before the end of the year. He said the group received a grant and has one year to study and institute the program here in Wisconsin.

9. Marina Tenants' Comments

The Marina Tenants' had no comments, but Commission member David Larson wanted to inform everyone that he had heard that Sheboygan was awarded the opportunity to be the host of the US Olympic Sailing Team. He was wondering if we put our name out there at all.

Harbormaster Cherny said that this was the first he heard of it. He said that Sheboygan has a Sailing Center where as Port does not. But maybe Port Washington Marina could host them at some point in time while they are here.

Member David Larson just feels that this is something that our Marina should try to get in on and he is willing to provide any help that he can.

10. Adjournment

Ralph Hess made a motion to adjourn the meeting at 7:38 p.m. and Sue Knauer seconded. Motion carried.